

**BROX COMMUNITY LAND NEEDS COMMITTEE MEETING**  
**January 23, 2014 – Meeting Minutes**  
**Town Hall, Board of Selectmen's Meeting Room, 7:00 PM**

**MEMBERS PRESENT:** Tim Finan, Chairman; Justin Wisbey (MCAA Fields Committee); Jerry Guthrie

**MEMBERS EXCUSED:** Tom Sloan; Rick Riendeau; Audrey Fraizer; Dan Ayotte

**STAFF:** Bill Parker, Community Development Director; Jodie Levandowski, Town Planner

Chairman T. Finan called the meeting to order at 7:05 PM.

**1. Approval of Minutes – December 5, 2013**

Due to a lack of quorum a motion was made to table the minutes until the January 30<sup>th</sup> meeting when more members were present.

**2. Conceptual Plans – Jerry Guthrie presentation and discussion**

T. Finan asked J. Guthrie to present the revised conceptual plans which he prepared based on the Committees review on January 7<sup>th</sup>, 2014 and past documents and information.

J. Guthrie gave an overview of the revised plans and existing site conditions and some discussion on the process for creating the plan and placement of fields and municipal facilities based on topography, slopes and grades, drainage, and wetlands. J. Guthrie pointed out that the school was placed approximately 20 feet higher than the surrounding fields and recreation areas. This was a good-sized relatively flat area suitable for development of a school. J. Guthrie explained that he used the Bedford High School as a model for this plan. J. Guthrie explained the plan was designed to protect and save the vernal pools in the area and limit the amount of cut and fill needed on site. T. Finan noted that he liked the layout and plan as presented.

J. Wisbey identified the layout of road acts as a buffer to the protected areas. Kevin Federico asked how much the land had changed in the last 10 years since the original plan was created. B. Parker stated the 2005 plan was based on the best information that was available at that time. In 2013 a wetlands study was completed for the area and that is what the most current plan is generated from. J. Guthrie pointed out there is a higher spot in the east corner of the site that will require some major grading and that fill can either be sold or used elsewhere on site.

B. Parker stated that the final 2013 report and recommendations will include the color plan and Jerry has prepared. T. Finan asked if another map could be created that would show phase 1. Suzanne Fournier, Coordinator of the Brox Environmental Citizens Group noted there were many abutters to the site in attendance and some would like the opportunity to speak. T. Finan stated these plans are purely conceptual at this time. J. Wisbey added that there is much concern with our current

fields flooding. J. Wisbey stated that we are at maximum capacity and if one field floods there will be nowhere for the kids to play. We are trying to allocate places for the kids to play if something is to occur. S. Fournier asked what makes you think there will be no flooding at these proposed locations. J. Wisbey stated that all existing facilities are located on the Souhegan River system; this will at least be away from the river. S. Fournier asked about the 3 fields in the MCAA report that were identified as underutilized. J. Wisbey stated there were reasons for that, such as parking, proximity to residences, size, etc.

Property abutters had concerns with potential DPW traffic and fire substation driving out animals in the area. K. Federico stated the fire substation has been in the works since the Town bought the Brox land. He then reiterated there is no money backing this plan at this time. J. Wisbey added that this plan is being created for the potential case some fields are lost. T. Finan stated this plan will be part of the Milford Master Plan and will be included in the Recreation Chapter.

S. Fournier inquired about a warrant article to start a gravel operation on the Brox Lands. T. Finan stated there is a renewal of an old warrant article and no new operations are proposed. K. Federico stated the Chair was correct and the warrant is just a renewal and added that it would be a lengthy permit process to begin any operations at Brox.

B. Parker noted that the report and recommendations prepared by this group will be sent out for public comment prior to any Planning Board meetings.

T. Finan asked if there were any further questions from the public. One abutter noted that it was nice to see an updated plan for the area. T. Finan noted the original plan was prepared with old boundary surveys and aerials. Abutter asked if there were any future plans for housing. T. Finan stated no.

### **3. Next Steps**

The Committee discussed when to meet with the Planning Board. The Committee was given a deadline of Friday, January 31<sup>st</sup> to provide a draft copy to the Planning Board. The group set the next meeting date for Thursday, January 30, 2014 at 5:30 PM in the BOS Meeting Room.

There being no more business T. Finan adjourned the meeting at 7:45 PM.

**MINUTES APPROVED BY A VOTE OF 4 IN FAVOR, 0 OPPOSED, JANUARY 30, 2014**